

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for July 20, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No. 05063
Prairie Creek Estates 1st Addition

PROPOSAL: A final plat consisting of 1 lot and two outlots.

LOCATION: Generally located north and east of the corner of S. 148th and Van Dorn Street.

LAND AREA: 117.87 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan (as amended).

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 5, Irregular Tract and Outlot "C", Prairie Creek Estates, located in the SW 1/4 of Section 34, T10N, R8E of the 6th P.M. in Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture with a 9 lot Community Unit Plan overlay.

EXISTING LAND USE: Farmland, pasture on Outlot C.

SURROUNDING LAND USE AND ZONING:

North: Agriculture, scattered acreages, zoned AG

South: Agriculture and a native prairie, zoned AG

East: Agriculture and acreages, zoned AG

West: Agriculture and two dwellings, zoned AG

HISTORY: Final Plat for Prairie Creek Estates approved on June 10, 2003. Prairie Creek Estates Preliminary Plat and Community Unit Plan were approved by the Lancaster County Board on June 2, 2002. Changed from County AA Rural and Public Use to AG Agriculture in the 1979 Zoning Update.

UTILITIES: There is no public sewer available. Individual waste disposal is proposed. This is in the Lancaster County Rural Water District #1 and Rural Water is proposed.

TRAFFIC ANALYSIS: 148th is a paved County road. Van Dorn Street is a gravel county road. Van Dorn is not shown for future improvement.

ANALYSIS:

1. This final plat is to reduce the size of Lot 5 I.T. from 20+ acres to 4.51 acres and convert Outlot C (reserved for farm and pond use) into two Outlots, A (for farm use) and B (for pond use) of 90.56 acres and 22.66 acres respectively.
2. The final plat generally conforms to the approved preliminary plat. The applicant has requested an administrative amendment to the CUP (AA #05071 to SP 199).
3. The County Engineer's letter of June 17, 2005 notes no objection.
4. Approval of the amendment to the CUP is required prior to final approval.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Remove City of Lincoln from the Dedication and replace with Lancaster County.
 - 1.1.2 Revise the term Ordinance to Resolution in the Surveyors Certificate.
 - 1.1.3 Correct the term "verbiage" on the cover sheet.
 - 1.1.4 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 1.2.1 To submit to the County Engineer an erosion control plan.
 - 1.2.2 To protect the remaining trees on the site during construction and development.
 - 1.2.3 To submit to lot buyers and home builders a copy of the soil analysis.
 - 1.2.4 To complete the private improvements shown on the preliminary plat.

1.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

1.2.6 To relinquish the right of direct vehicular access to Van Dorn Street and to S. 148th Street except for Lot 1.

1.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

1.3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
July 05, 2005

APPLICANT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

OWNER: Nebraska Prairie L. L. C.
A Nebraska Limited Liability Company
P.O. Box 336
Bennet, NE 68317
(402) 770-7707

CONTACT: Brian D. Carstens and Associates



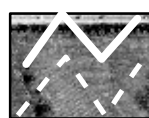
2002 aerial

County Final Plat #05063 Prairie Creek Estates 1st Add.

Zoning:

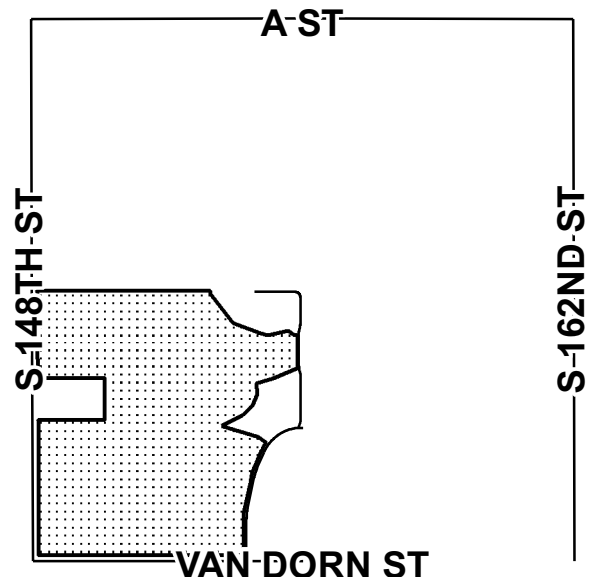
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 34 T10N R8E

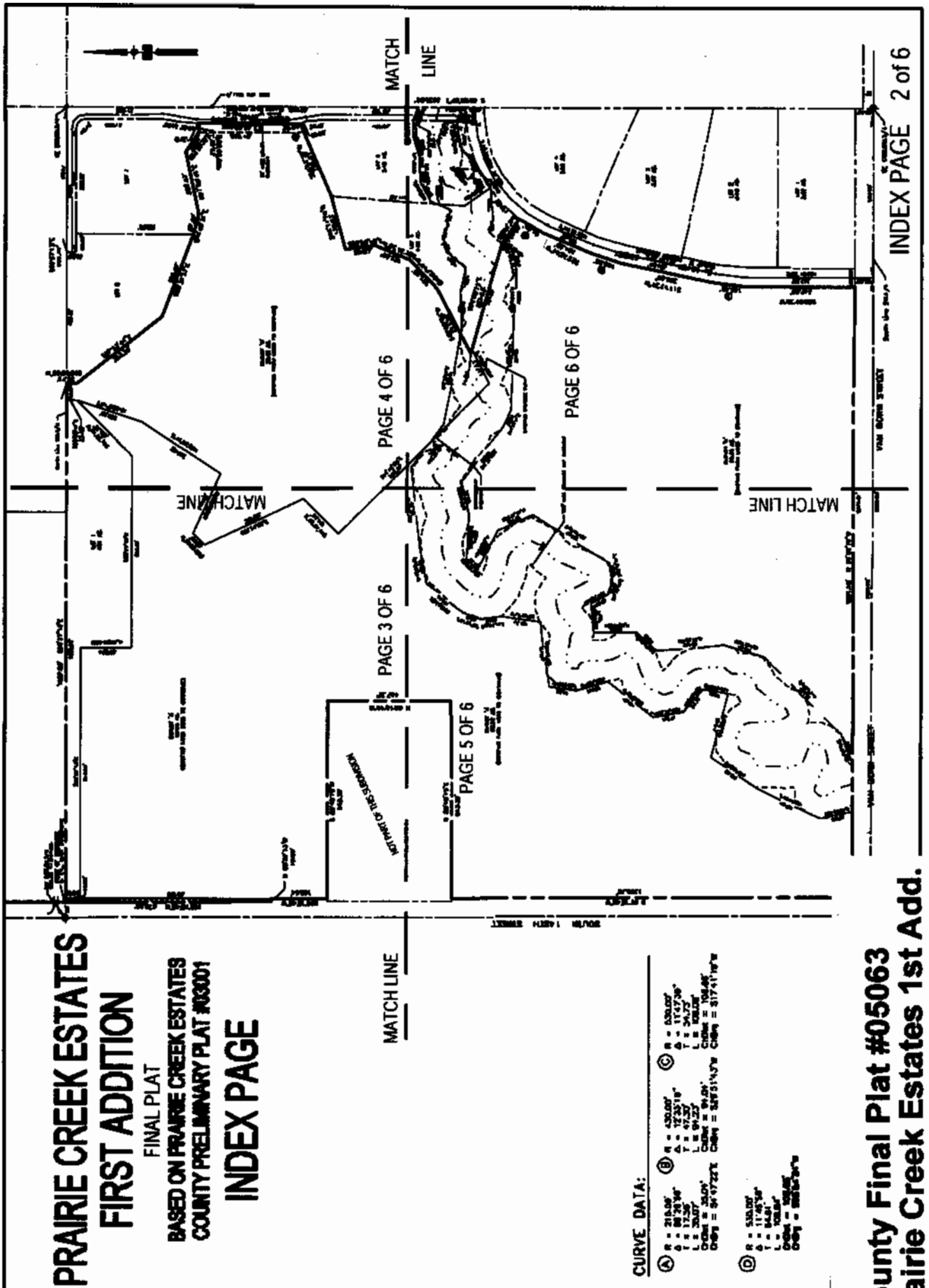


Zoning Jurisdiction Lines

City Limit Jurisdiction



PRAIRIE CREEK ESTATES FIRST ADDITION FINAL PLAT BASED ON PRAIRIE CREEK ESTATES COUNTY PRELIMINARY PLAT #03001 **INDEX PAGE**



CURVE DATA:

① R = 215.00' Δ = 430.00' C = 630.00' Δ = 1147.36'
 L = 17.50' T = 47.50' L = 50.00'
 CORD = 25.00' CORD = 94.23' CORD = 104.46'
 CHORD = 54.7227' CHORD = 325.5137' CHORD = 317.4119'

② R = 500.00' Δ = 180.00' C = 1000.00' Δ = 1732.05'
 L = 14.14' T = 35.36' L = 100.00'
 CORD = 100.00' CORD = 173.205' CORD = 173.205'

**County Final Plat #05063
Prairie Creek Estates 1st Add.**

PRAIRIE CREEK ESTATES FIRST ADDITION

FINAL PLAT
BASED ON PRAIRIE CREEK ESTATES
COUNTY PRELIMINARY PLAT #03001

SCALE: 1" = 100'

NEW COR. SW 1/4
SEC. 34 T. 10N. R. 9E.
POINT OF BEGINNING
C. CYL. OVER SANDSTONE

1687.00' S89°57'13"E

1822.99'

S89°57'13"E

817.54'

10.00'

LOT 1
4.51 AC.

N89°57'13"E

628.58'

OUTLOT 'A'
90.58 AC.
(EXISTING FARM USES TO CONTINUE)

**County Final Plat #05063
Prairie Creek Estates 1st Add.**

N 89°57'13"W
10.00'

N00°10'45"W
183.54'

S 89°49'15"W
843.39'

NOT PART OF THIS SUBDIVISION

N 00°10'45"W
407.38'

N 89°49'15"E
843.39'

OUTLOT 'A'
90.58 AC.
(EXISTING FARM USES TO CONTINUE)

SOUTH 148TH STREET

FINAL PLAT
 BASED ON PRAIRIE CREEK ESTATES
 COUNTY PRELIMINARY PLAT #03001



PRAIRIE CREEK ESTATES FIRST ADDITION

FINAL PLAT
BASED ON PRAIRIE CREEK ESTATES
COUNTY PRELIMINARY PLAT #03001



County Final Plat #05063 Prairie Creek Estates 1st Add.

SOUTH 148TH STREET

N 89°49'15"E
643.39'

OUTLOT 'A'
80.56 AC.
(EXISTING FARM USES TO CONTINUE)

N 00°10'45"W
1309.76'

60'

SW COR. SW. 1/4

VAN DORN STREET

1991.18' N 89°58'25"W

2030.88'

2575.61'

2586.54'

EXIST

OUTLOT 'B'
22.86 AC.
(EXISTING FARM USES TO CONTINUE)

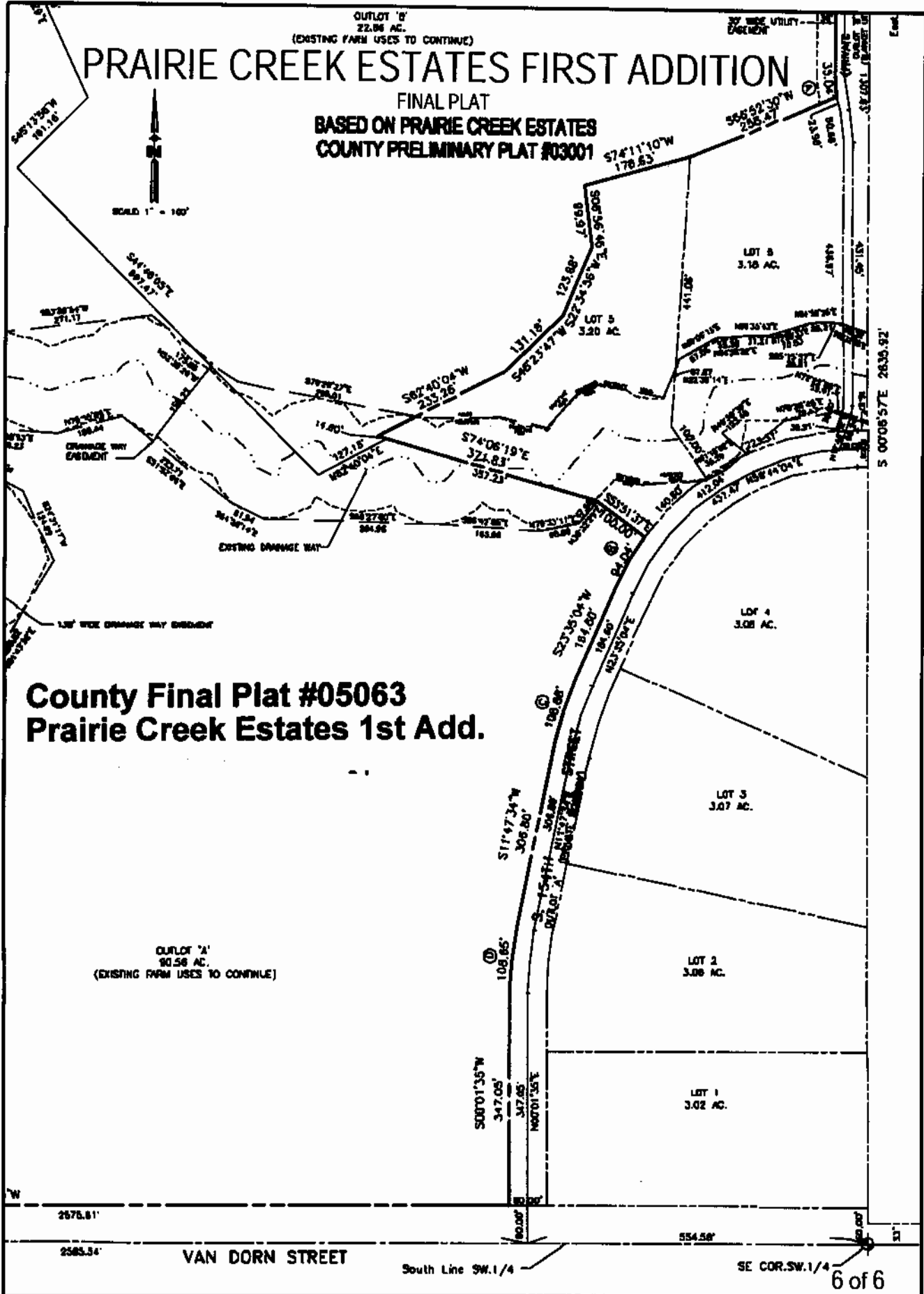
PRAIRIE CREEK ESTATES FIRST ADDITION

FINAL PLAT
BASED ON PRAIRIE CREEK ESTATES
COUNTY PRELIMINARY PLAT #03001

SCALE 1" = 100'

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OUTLOT 'A'
90.56 AC.
(EXISTING FARM USES TO CONTINUE)



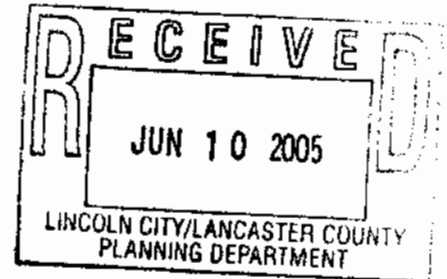


BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

June 8, 2005

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: PRAIRIE CREEK ESTATES FIRST ADDITION
FINAL PLAT



Dear Marvin,

On behalf of the owner, Nebraska Prairie, L.L.C. we submit the following Final Plat. The intent of this plat is to adjust the lot line of the existing Lot 5 I.T. and to divide existing Outlot 'C' into two portion for covenants purposes. The two new outlots will be the pond and the remaining field.

No improvements will be necessary because everything is installed.

Please feel free to contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Bruce Stahr- Nebraska Prairie, L.L.C.
DeNay Kalkowski

ENCLOSURES: 16 sets of Sheets 1 thru 6
Application for an Final Plat
Application fee of \$150.00

Lancaster

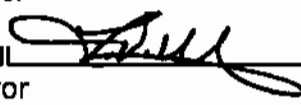
DON R. THOMAS - COUNTY ENGINEER

County

Engineering

Department

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: June 17, 2005
TO: Mike DeKalb
Project Manager
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: PRAIRIE CREEK ESTATES FIRST ADDITION
FINAL PLAT

JUN 20 2005

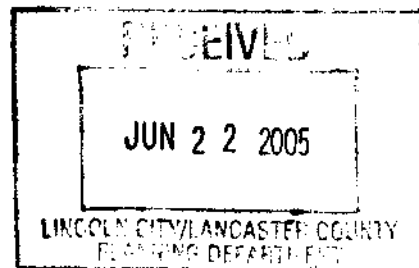
Upon review, this office has no objections to this submittal.

LVW/pb
Connie/Subdiv.wk/Prairie Creek Estates/Final Plat



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090



June 21, 2005

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Prairie Creek Estates First Addition

Dear Mike,

I have reviewed the subject Plat and see no need for further easements.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Staking Engineer

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb	DATE: June 24, 2005
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File	SUBJECT: Prairie Creek Estates
EH Administration	FP #05063

The Lincoln-Lancaster County Health Department does not have any further comment than were submitted in the original memo of February 18, 2003.